

POD 13-014 Property Zoning Cleanup Draft Changes Summary

RAMONA

Use Regulation Changes

Sub-Area No.	Old	New	Owners
RM-UR-1	A70	S80	County of San Diego
RM-UR-2	S88	A70	Carter, Flinn, Begent, Teyssier
RM-UR-3	S88	S80	County of San Diego

Owners: Carter, Flinn, Begent, Teyssier, County of San Diego

General Plan Land Use Designations: RL-40 and Open Space

Discussion: A series of changes both privately requested and County initiated in an area at Rangeland and Highland Valley south of the airport and for one parcel north of the airport. All of the properties are zoned S88 Specific Plan Area, but there is no adopted Specific Plan. Recommend cleaning up and changing to match with the adjacent A70 zoned areas for the privately owned parcels. In the areas south of the Ramona airport, change all of the S88 and A70 areas that are County owned to S80 Open Space. These County owned parcels are all designated Open Space Conservation in the General Plan, therefore S80 Open Space zoning is the most appropriate zone. These changes also include a minor series of changes to a parcel with owner, Teyssier to revert it back to traditional A70 zoning as the parcel is also not included in a Specific Plan (this is the sliver north of the airport on the maps). Additional changes to other parts of zoning as follows:

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	O	L

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.5	-
RM-DN-2	.16	-

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	-	4AC

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	V	C

The Ramona Community Planning Group has previously acted on changes related to RM-UR-2, RM-DN-1, RM-LS-2, and RM-SB-1 in support at the December 5, 2013 meeting.